

Special Meeting
Mount Holly City Council/Planning Commission
September 25, 1995

The special meeting was held in the Mount Holly Police Station training room, due to renovations being done at City Hall. Mayor Black called the meeting to order at 6:30 P.M. Those present from the City Council were Mayor Charles Black, Jr., Mayor Pro Tem Bob Jessen, and Councilmembers Phyllis Harris, Michael Helms, and R. L. Duke. Those present from the Planning Commission were Yates Springs, Bobby Black, Hazel Michael, Jack Stevenson, John Brinkley and Jerry Miller. Staff members present included City Manager Phil Ponder, City Attorney Kemp Michael, Planning Director Danny Jackson, Planning Consultant Judi Simac and Planning Consultant Steve Davenport.

The invocation was led by Mayor Pro Tem Bob Jessen.

Mayor Black welcomed members from both boards and explained that the purpose of the meeting was to discuss the new zoning ordinance. Mayor Black explained that the new ordinance would assist with orderly growth as the City expanded. He indicated his desire to explore areas of potential annexation.

City Manager Phil Ponder explained that the zoning ordinance revision was the final step in the update of land use regulations. The City had recently updated the Land Development Plan and Subdivision Regulations. Mr. Ponder stressed the importance of cooperation between the two boards in the development of new zoning regulations.

Steve Davenport of Benchmark, Inc. addressed differences between the current and proposed ordinances. He stressed the fact that the two ordinances were similar, but that revisions were necessary because of changes in the law. He also explained that the current ordinance had become difficult to follow, because of amendments over the years. In the revision process, he clarified and simplified these amendments into a coherent ordinance.

Planning Consultant Judi Simac discussed aspects of the ordinance pertaining to thoroughfare protection. Mrs. Simac stressed that density credit aspects of such protection were new and untested. She indicated that the City of Gastonia and the Town of Cramerton were also considering such regulations.

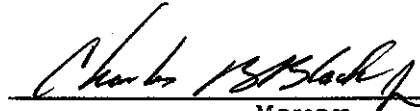
Planning Director Danny Jackson addressed the two boards concerning the public hearing process associated with the revision process. He stressed that recent changes in state law had extended the process, and encouraged a swift but thorough review of the proposed ordinance.

City Manager Ponder concluded the meeting by expressing concern about the potential legal challenge associated with thoroughfare protection and recommended that another public meeting be conducted before the Planning Commission became too involved in the review process.

There being no further business, the meeting adjourned.



City Clerk



Mayor
